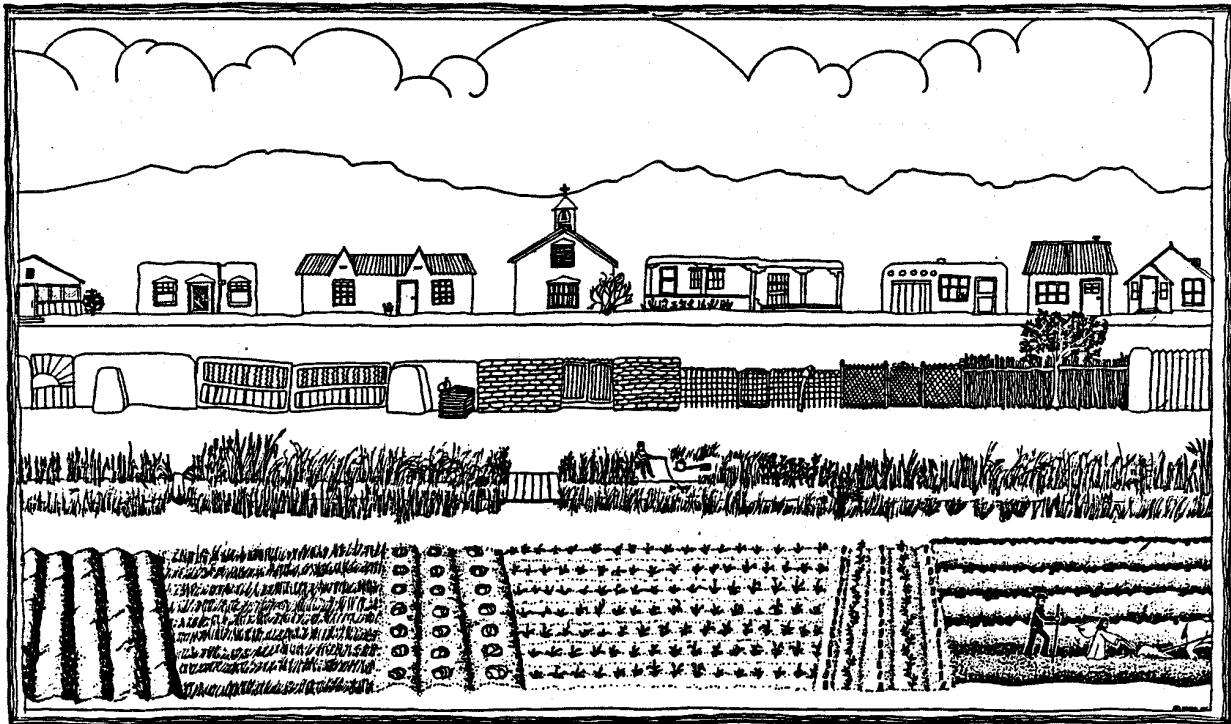


LOS GRIEGOS NEIGHBORHOOD DEVELOPMENT PLAN



REVISED BY COUNCIL RESOLUTION R-269

ENACTMENT NO. 74-1987

JULY 20, 1987

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Phil Garcia, City Planner

Cover drawing by Kathy Chilton from the copyrighted Los Griegos History Project, Fiesta de San Isidro poster.

NOTES:

Los Griegos Sector Development Plan is amended and retitled Los Griegos Neighborhood Development Plan by resolution R-269-1987.

Los Griegos Sector Development Plan adopting resolution no. R-216-1976 and amending resolution no. C/S R-57-1978 may be reviewed in the City Planning Division Office or the City Clerk's Office. The color original of Map 2, Existing Land Use, may be reviewed in the Planning Division Office.

CITY of ALBUQUERQUE
SEVENTH COUNCIL

COUNCIL BILL NO.

R-269

ENACTMENT NO.

74-1987

SPONSORED BY:

Vincent F. Griego

RESOLUTION

RECOMMENDING THE IMPLEMENTATION OF STUDIES, PROGRAMS AND PROJECTS
SUGGESTED IN THE LOS GRIEGOS SECTOR DEVELOPMENT PLAN STATUS REPORT;
AMENDING THE BOUNDARY DESCRIPTION OF LOS GRIEGOS SECTOR DEVELOPMENT
PLAN, AMENDING THE PLAN'S NAME, AMENDING THE PLAN'S COMMUNITY
DEVELOPMENT BLOCK GRANT PROVISIONS, AND CALLING FOR ITS
REPUBLICATION.

WHEREAS, the sector plan was designated as a Rank Three
neighborhood development plan by Council Resolution 223-1983; and

WHEREAS, Los Griegos Sector Development Plan herein after
referred to as the "sector plan" was adopted by the Council, the
Governing Body of the City of Albuquerque, in January 1977; and

WHEREAS, said plan has been amended only once, in 1978 to set
priority needs for Community Development Block Grant funding, which
language is now obsolete; and

WHEREAS, the City should protect the important impact which
earlier Community Development Block Grant programs have had in the
Los Griegos neighborhood through additional well programmed capital
and operating improvements; and

WHEREAS, the Los Griegos Sector Development Plan Area Status
Report is intended to more clearly define projects needed in Los
Griegos and to call them to the attention of City officials planning
capital and operating programs for the City; and

WHEREAS, similar status reports or amended plans should be
developed in other older areas of the City; and

WHEREAS, the Environmental Planning Commission in its advisory

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1 role on planning, zoning and environmental protection, accepts the
2 findings and recommends acceptance of the recommended studies,
3 programs and projects in Los Griegos Sector Development Plan Area
4 Status Report to the City Council; and

5 WHEREAS, the City Council has authority to approve studies,
6 programs and projects as authorized by New Mexico Statutes and by
7 the City Charter as allowed under home rule provisions of the
8 Constitution of New Mexico.

9 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
10 ALBUQUERQUE:

11 Section 1. That the following projects listed in the sector
12 plan and still requiring implementation be recommended for timely
13 inclusion in the Capital Implementation Program and when
14 appropriate, in Special Assessment Districts and be completed by the
15 appropriate implementing agencies:

16 A. Continue the North Valley Drainage program to install
17 systems to alleviate drainage problems in flood hazard areas.

18 B. Replace old sewer lines.

19 C. Install new sewer lines so that the entire developed
20 area is served.

21 D. Replace old water lines.

22 E. Install new water lines so that the entire developed
23 area is served.

24 F. Reassess fire hydrant needs and install where necessary.

25 G. Reassess street lighting needs and install lights where
26 necessary.

27 H. Pave unpaved streets.

28 Section 2. That City staff present a proposal to the Citizens
29 Advisory Group for the Community Development Block Grant Program
30 requesting them to consider allocating funds to continue the housing
31 rehabilitation loan program in order to accomplish the goals of the
32 sector plan.

33 Section 3. That the following Sector Plan Status Report

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1 recommendations be seriously considered for inclusion in future
2 programs of the appropriate implementing agencies:

3 A. Gather public input to determine if proceedings should
4 be initiated to establish a historic overlay zone for Los Griegos
5 National and State designated Historic District.

6 B. If a historic overlay zone is established initiate a
7 program to monitor low income resident displacement.

8 C. Initiate an assessment of plan area human service needs
9 including the need for low income housing.

10 D. Study the feasibility of preserving rural character and
11 land uses in the North Valley. If feasibility is proven, initiate
12 programs to preserve rural land and the irrigation system as part of
13 the North Valley Area Plan.

14 E. Initiate a wall overlay zone with landscaping and
15 setback standards for the properties adjacent to Griegos Road
16 between Grande Drive and Rio Grande Boulevard.

17 F. Initiate a sidewalk needs assessment for the portions
18 of Griegos Road and Fourth Street that are within the plan area.

19 G. Initiate a program to install wheelchair ramps at all
20 street intersections and to install sidewalks on both sides of the
21 street for the portions of Griegos Road and Fourth Street that are
22 within the plan area.

23 H. Where feasible install landscaping and benches in the
24 public right-of-way for the entire length of the portions of Griegos
25 Road and Fourth Street that are within the plan area.

26 I. Where feasible install bus bays, benches and
27 landscaping at the intersection of Griegos Road and Fourth Street
28 and the intersection of Griegos Road and Twelfth Street.

29 J. Recommend to the UTPPB that Griegos Road be designated
30 as a bicycle route or lane based upon the Greater Albuquerque
31 Bicycle Advisory Committee recommendations.

32 K. Investigate the possibility of initiating a plan
33 implementation monitoring program using the Albuquerque Geographic

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1 Information System (AGIS) or other appropriate system.

2 L. Program a safety improvement program for Griegos Road
3 between 4th Street and 10th Street to prevent moving vehicles from
4 using parking lanes.

5 M. Program a traffic study to investigate the need for
6 turn signals at the 4th Street and Griegos Road intersection.

7 Section 4. That the following Sector Plan Status Report program
8 recommendations be seriously considered for scheduling and
9 initiation by the appropriate City agencies:

10 A. Schedule animal control and weed and litter education
11 programs for the plan area. Initiate neighborhood programs to
12 encourage reporting ordinance violations.

13 B. Initiate a program to enforce traffic speeds in the
14 plan area.

15 C. Initiate neighborhood watch programs and other
16 educational crime prevention programs in the plan area.

17 Section 5. That the boundary description in the original sector
18 plan which is now partially in error due to changes in the municipal
19 limits boundary be corrected and simplified to read as follows:

20 Beginning at the intersection of the east right-of-way line of the
21 Griegos Drain and the municipal limits line at the northwest corner
22 of Tract 85a on Middle Rio Grande Conservancy District Map 31;

23 Thence, easterly along the municipal limits line and the easterly
24 projection of the municipal limits line to the east right-of-way
25 line of Griegos Lateral;

26 Thence, southerly along the east right-of-way line of Griegos
27 Lateral to the west right-of-way line of Guadalupe Trail NW;

28 Thence, northerly along the west right-of-way line of Guadalupe
29 Trail NW to its intersection with the westerly projection of the
30 north property line of Tract No. 1 Lands of Carol Lovato;

31 Thence, easterly along the said projected line to the west property
32 line of Lot 16 of Block 3 of the Sandia Plaza Addition;

33 Thence, northerly along the west property line of Lot 16 of Block 3

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1 of the Sandia Plaza Addition to the northwest corner of Lot 21 of
2 Block 3 of the Sandia Plaza Addition;
3 Thence, easterly to the northeast corner of Tract A1 of Block 15 of
4 the Sandia Plaza Addition;
5 Said corner being on the west right-of-way line of 4th Street NW;
6 Thence, easterly along the easterly projection of the north property
7 line of Tract A1 of Block 15 of the Sandia Plaza Addition to its
8 intersection with the east right-of-way line of 4th Street NW;
9 Thence, southerly along the east right-of-way line of 4th Street NW
10 to the north right-of-way line of Griegos Road NW;
11 Thence, easterly along the north right-of-way line of Griegos Road
12 NW to the west right-of-way line of the AT&SF Railway;
13 Thence, southerly along the west right-of-way line of the AT&SF
14 Railway to the northeast corner of Tract 22B on Middle Rio Grande
15 Conservancy District Map 33;
16 Thence, westerly along the north property lines of Tract 22B on
17 Middle Rio Grande Conservancy District Map 33 and the westerly
18 projection of said property line to its intersection with the west
19 right-of-way line of the Alameda Drain;
20 Thence, southerly along the west right-of-way of the Alameda Drain
21 to the northeast corner of Lot 20 in the Brock Addition;
22 Thence, westerly along the projection of the north property lines of
23 Lots 6 through 20 of the Brock Addition to the west right-of-way
24 line of 4th Street NW;
25 Thence, northerly along the west right-of-way line of 4th Street NW
26 to the south right-of-way line of San Clemente Avenue NW;
27 Thence, westerly along the south right-of-way line of San Clemente
28 Avenue NW to the west right-of-way line of 11th Street NW;
29 Thence, northerly along the west right-of-way line of 11th Street NW
30 to the southeast corner of Lot 30 of the Rossiter Addition;
31 Thence, westerly along the south property lines of Lot 30 of the
32 Rossiter Addition to the Southwest corner of Lot 80 of the Rossiter
33 Addition;

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1 Said corner being on the east right-of-way line of Grande Drive NW;
2 Thence, southerly along the east right-of-way line of Grande Drive
3 NW to its intersection with the easterly projection of the north
4 property line of Lot 1 of Block 1 of the Broadview Addition;
5 Thence, westerly along the easterly projection of the north property
6 line of Lot 1 of Block 1 of the Broadview Addition and along the
7 north property lines of Lots 1 through 19 of Block 1 of the
8 Broadview Addition to the northwest corner of Lot 19 of Block 1 of
9 the Broadview Addition;
10 Thence, northwesterly along the north property line of Lot 11 of
11 Block 2 of the Van Cleave Addition to the south right-of-way line of
12 Van Cleave Road NW;
13 Thence, westerly along the south right-of-way line of Van Cleave
14 Road NW to the east right-of-way line of San Isidro Street NW;
15 Thence, southerly along the east right-of-way line of San Isidro
16 Street NW to its intersection with the easterly projection of the
17 south right-of-way line of Cherokee Road NW;
18 Thence, westerly along the south right-of-way line of Cherokee Road
19 NW to the east right-of-way line of the Griegos Drain;
20 Thence, northerly along the east right-of-way line of the Griegos
21 Drain to the point and place of beginning.

22 Section 6. That the Los Griegos Sector Development Plan is
23 renamed the Los Griegos Neighborhood Development Plan.

24 Section 7. That the Community Development section of the Los
25 Griegos Plan, pages 21 through 24 in the 1977 printing, is amended
26 as shown in the Attachment to this resolution.

27 Section 8. That the Planning Department shall republish the Los
28 Griegos Neighborhood Development Plan, as hereby amended, and with
29 the Los Griegos Sector Development Plan Status Report as an
30 attachment.

31
32
33 6197C

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1 PASSED AND ADOPTED THIS 29th DAY OF June, 1987.
2 BY A VOTE OF 7 FOR AND 0 AGAINST.

3
4 Yes: 7
Excused: Baca, Hoover

5
6 
7 Michael C. Wiener, Vice-President
City Council

8
9 APPROVED THIS 20th DAY OF July, 1987.

10
11 
12 Ken Schultz, Mayor
City of Albuquerque

13
14 ATTEST:

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16 
17 City Clerk

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COMMUNITY DEVELOPMENT PLAN

This community development plan is an official community development plan as defined by the New Mexico Community Development Law, enacted by the 32nd Legislature of the State of New Mexico, and has been prepared and adopted in accordance with that law. This plan is within the guidelines established by the Albuquerque/Bernalillo County Comprehensive Plan. It also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1974.

This community development plan may be amended as provided by the New Mexico Community Development Law. All City resolutions authorizing, directing or approving community development programs or activities also shall be complied with throughout any amendment process.

The area to which this community development plan applies is the same area to which this sector development plan applies, as it is defined on pages 2-4. The property standards established by this community development plan are the same as those established in this sector development plan on page 6. ~~[The residential dwellings which fail to meet these minimum standards are identified on Map 5.]~~ This community development plan's relationship to local objectives and the way in which the plan will reach those objectives is the same as for the sector development plan, as identified on pages 15-16.

Property may be acquired by the City to remove unsafe, unsanitary or unhealthful conditions, to change density, to eliminate obsolete or other land uses detrimental to the public welfare, to otherwise remove or prevent blight or deterioration, to provide land for needed public facilities or to make land available for development or redevelopment by private enterprise or public agencies for uses in accordance with the land use recommendations.

The date each annual program is adopted is printed at the top of the page on which it begins. The schedule of activities and estimates of work to be done are the best available at the time of submission of the programs for adoption. Some changes may be made in the activities undertaken; but nevertheless, this community development plan is to be the guiding plan for community development activities, and any changes in the activities are to conform with the overall intent and purpose of this plan.

To ~~[begin accomplishing]~~ accomplish the objectives for Los Griegos in this sector development plan, the activities in this section of the community development plan ~~[will be undertaken]~~ should continue in Fiscal Year ~~[1977-78]~~ 1987-88.

A ~~[concentrated]~~ code enforcement program will ~~[be begun]~~ continue to require property owners to bring their residential buildings up to City rehabilitation standards, Resolution 143-1975. Financial assistance will be provided to help those low and moderate-income residents who cannot afford to have the required work done. Financial assistance will be offered through ~~[two programs:]~~ rehabilitation~~[grants and]~~ loans ~~[and acquisition and relocation]~~ programs.

Eligibility for the rehabilitation ~~[grant]~~ deferred loan and loan program will be as established in Resolution 139-1975. Rehabilitation grants are available to owner occupants of substandard dwellings in the area to pay for the rehabilitation of their home. ~~[Grants]~~ Deferred loans may ~~[not]~~ exceed ~~[\$7,500]~~ \$10,000 or the cost of the rehabilitation, whichever is less, and are not repayable, whichever is less, and are not repayable. Applicants who do not qualify for ~~[grants]~~ deferred loans because of their incomes or because they are absentee owners may qualify for a low-interest loan to finance rehabilitation. Loans may not exceed ~~[\$14,000]~~ \$30,000 or the cost of the repairs, whichever is less. Loans also may be granted in combination with ~~[grants]~~ deferred loans to accomplish rehabilitations ~~[which cost \$7,500 to \$9,500]~~. Whether a ~~[grant]~~ deferred loan, loan or combination of the two is awarded, the repairs must bring the dwelling up to the rehabilitation standards. Temporary relocation assistance also may be awarded to a family if the rehabilitation work requires that they move while the work is being done. Applicants who are given temporary relocation assistance may receive reasonable moving expenses and the reasonable cost of renting temporary housing. ~~[An estimated 28 housing units will be rehabilitated.]~~

~~[The acquisition and relocation program is available for persons whose substandard housing cannot be rehabilitated for the amount of money available through the rehabilitation program. This program will pay fair market value for acquisition of property plus up to \$500 per household for residents' moving and dislocation expenses. It also will give homeowners a relocation payment of up to \$15,000 to purchase replacement housing, and will give renters a relocation payment of up to \$4,000 to find replacement housing. Eligible businesses are entitled to actual moving expenses or a payment for the same amount. Temporary relocation assistance, modified from the rehabilitation program to be appropriate to this program, also may be awarded to the persons being relocated if it is needed. After the housing is acquired and the occupants relocated, the land will be cleared for redevelopment. An estimated seven substandards units will be required.]~~

~~[The needed water and sewer lines identified on Map 7 will be installed.]~~

~~[The needed fire hydrants identified on Map 7 will be installed.]~~

~~[The needed street paving identified on Map 8 will be installed according to the specifications in the Area Plan section.]~~

A wide range of social services will ~~be~~ continue to be provided to area residents. While these social services might not be offered at sites in the Los Griegos area, they are designed to serve Los Griegos residents and are expected to do so. These services are as follows:

Services to the elderly. This service will provide recreation, meals, counseling, referrals, homecare and supportive services such as transportation for low- and moderate-income elderly residents of the area.

Child care. This service will provide enriched day care for children and counseling for parents in low-income families in the area. The day care will seek to provide an environment which encourages maximum physical, educational and social growth by the children. Counseling will provide parents with nutritional, educational and social information they need to allow maximum development by their children.

Youth services. This service will seek to prevent juvenile delinquency by focusing community resources on and providing a range of services to non-delinquent troubled youths and their families.

~~[Recreation. This service will provide additional hours of operation for City recreation centers, after school recreation programs at schools, and library oriented programs at school libraries after hours.]~~

Women's crisis services. This service will provide counseling and other services to women who have been victims of sexual assault and domestic violence and will provide other services which are not available in the community for women facing other crises.

Dental clinics. This service will provide a wide range of dental services for the medically indigent residents of the area. Care will include examinations, fillings, cleanings, X rays, simple extractions, root canal therapy, stainless steel crowns and other procedures.

~~[High risk infant care.]~~ Young Children's health care. This service will provide comprehensive medical, nutritional and social services for medically indigent ~~[mothers]~~ children ~~[and their infants during the babies' first year of life.]~~

~~[Services for the severely disabled. This service will provide mobility instruction for the blind and similar services for other severely disabled area residents to bring them to job readiness so they can be self-sufficient.]~~

Services to the hearing impaired. This service provides telephone voice relay, interpreter services, and referral for the hearing impaired.

Services to the homeless. This service provides safe, secure and sanitary shelter for homeless single women and women with dependent children.

~~[The following are first priority needs of the Los Griegos area based on the advice of area residents and the technical analysis of the area undertaken in this sector development plan. It is recommended that any community development activities in the Los Griegos area in the near future be consistent with the following:]~~

~~[The concentrated]~~ The community development program should continue its code enforcement program ~~[should be completed with]~~ for full code compliance of all residential structures. Financial assistance should be provided to help those low and moderate-income residents who cannot afford to have the required work done.

~~[The storm drainage problems in the area should be solved.]~~

~~[The improvements to the irrigation and drainage ditches identified on Map 9 should be implemented.]~~

LOS GRIEGOS NEIGHBORHOOD DEVELOPMENT PLAN

CONTENTS

Preface.....	1
Area Description	
A. Boundary.....	2
B. Characteristics.....	5
Plan Purposes	
A. General.....	14
B. Specific.....	15
Area Plan.....	16
Community Development Plan.....	20
A. Fiscal Year 1987-88 Program.....	21
B. Fiscal Year 1987-88 and Future Programs.....	23

Illustrations

Map 1	Boundary.....	4
Map 2	Existing Land Use.....	7
Map 3	Existing Zoning.....	8
Map 4	Transportation.....	10
Map 5	Structural Conditions.....	12
Map 6	Parks and Recreation Service.....	13
Map 7	Utilities Improvements.....	17
Map 8	Transportation Improvements.....	18
Map 9	Drainage and Irrigation Improvements.....	19
Table 1	Population Characteristics.....	9
Table 2	Housing Characteristics.....	11

PREFACE

This sector development plan for the redevelopment of the Los Griegos area is within the framework established by the Albuquerque/Bernalillo County Comprehensive Plan. This plan also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1976.¹ This plan may be amended as provided in the Comprehensive City Zoning Code, Article XIV Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974 (Ordinance 80-1975 as amended).

During the development of this plan, Planning Department staff members and Environmental Planning Commission members met with the Los Griegos residents three times in the area to seek the residents' views about the area's needs and plan proposals. The residents' valuable assistance is gratefully acknowledged.

¹Citizens Advisory Group, Proposed Activities for the Housing and Community Development Act, Title I, Application, January 1975.

AREA DESCRIPTION

A. Boundary

Beginning at the intersection of the east right-of-way line of the Griegos Drain and the municipal limits line at the northwest corner of Tract 85a on Middle Rio Grande Conservancy District Map 31;

Thence, easterly along the municipal limits line and the easterly projection of the municipal limits line to the east right-of-way line of the Griegos Lateral;

Thence, southerly along the east right-of-way line of Griegos Lateral to the west right-of-way line of Guadalupe Trail NW;

Thence, northerly along the west right-of-way line of Guadalupe Trail NW to its intersection with the westerly projection of the north property line of Tract No. 1 Lands of Carol Lovato;

Thence, easterly along the said projected line to the west property line of Lot 16 of Block 3 of the Sandia Plaza Addition,

Thence northerly along the west property line of Lot 16 of Block 3 of the Sandia Plaza Addition to the northwest corner of Lot 21 of Block 3 of the Sandia Plaza Addition;

Thence, easterly to the northeast corner of Tract A1 of Block 15 of the Sandia Plaza Addition;

Said corner being on the west right-of-way line of 4th Street NW;

Thence, easterly along the easterly projection of the north property line of Tract A1 of Block 15 of the Sandia Plaza Addition to its intersection with the east right-of-way line of 4th Street NW;

Thence, southerly along the east right-of-way line of 4th Street NW to the north right-of-way line of Griegos Road NW;

Thence, easterly along the north right-of-way line of Griegos Road NW to the west right-of-way line of the AT&SF Railway;

Thence, southerly along the west right-of-way line of the AT&SF Railway to the northeast corner of Tract 22B on Middle Rio Grande Conservancy District Map 33;

Thence, westerly along the north property lines of Tract 22B on Middle Rio Grande Conservancy District Map 33 and the westerly projection of said property line to its intersection with the west right-of-way line of the Alameda Drain;

Thence, southerly along the west right-of-way of the Alameda Drain to the northeast corner of Lot 20 in the Brock Addition;

Thence, westerly along the north property lines of Lots 20 through 6 of the Brock Addition to the east right-of-way line of 4th Street NW;

Thence, westerly along the projection of the north property lines of lots 6 through 20 of the Brock Addition to the west right-of-way line of 4th Street NW;

Thence, northerly along the west right-of-way line of 4th Street NW to the south right-of-way line of San Clemente Avenue NW;

Thence, westerly along the south right-of-way line of San Clemente Avenue NW to the west right-of-way line of 11th Street NW;

Thence, northerly along the west right-of-way line of 11th Street NW to the southeast corner of Lot 30 of the Rossiter Addition;

Thence, westerly along the south property lines of Lot 30 of the Rossiter Addition to the Southwest corner of Lot 80 of the Rossiter Addition; Said corner being on the east right-of-way line of Grande Drive NW;

Thence, southerly along the east right-of-way line of Grande Drive NW to its intersection with the easterly projection of the north property line of Lot 1 of Block 1 of the Broadview Addition;

Thence, westerly along the easterly projection of the north property line of Lot 1 of Block 1 of the Broadview Addition and along the north property lines of Lots 1 through 19 of Block 1 of the Broadview Addition to the northwest corner of Lot 19 of Block 1 of the Broadview Addition;

Thence, northwesterly along the north property line of Lot 11 of Block 2 of the Van Cleave Addition to the south right-of-way line of Van Cleave Road NW;

Thence, westerly along the south right-of-way line of Van Cleave Road NW to the east right-of-way line of San Isidro Street NW;

Thence, southerly along the east right-of-way line of San Isidro Street NW to its intersection with the easterly projection of the south right-of-way line of Cherokee Road NW;

Thence, westerly along the south right-of-way line of Cherokee Road NW to the east right-of-way line of the Griegos Drain;

Thence, northerly along the east right-of-way line of the Griegos Drain to the point and place of beginning.



Scale: 0' 500' 1000'

MAP 1

LOS GRIEGOS PLAN

BOUNDARY

SECTOR DEVELOPMENT PLAN BOUNDARY



Albuquerque/Bernalillo County Planning Department

B. Characteristics

Los Griegos is an old area of Albuquerque, tracing its past to the 1700's, when it began as a settlement around one of the haciendas established during the colonization of the middle Rio Grande Valley. Today the area retains a semi-rural character on the west end, but has developed into a somewhat typical urban single family neighborhood on the east end, as shown on Map 2. As the map also shows, commercial activities in the area are generally confined to strips along 2nd and 4th Streets. The map of the zoning in the area, Map 3, shows the zoning to reflect the same pattern; semi-rural residential use in the western end, urban single family residential use on the eastern end with a few small areas where low-density apartments are allowed, and commercial activities generally confined to strips along 2nd and 4th Streets with a small node of commercial use allowed at the intersection of Griegos Road and 12th Street.

The profile of the residents of the area is shown on Table 1. As the table shows, the proportion of residents of Spanish heritage is nearly double the proportion throughout the City. The table also shows the income of area residents to be significantly less than the City average. The proportions of area residents who have no car available to them and who use City bus service also are significantly higher than throughout the City.

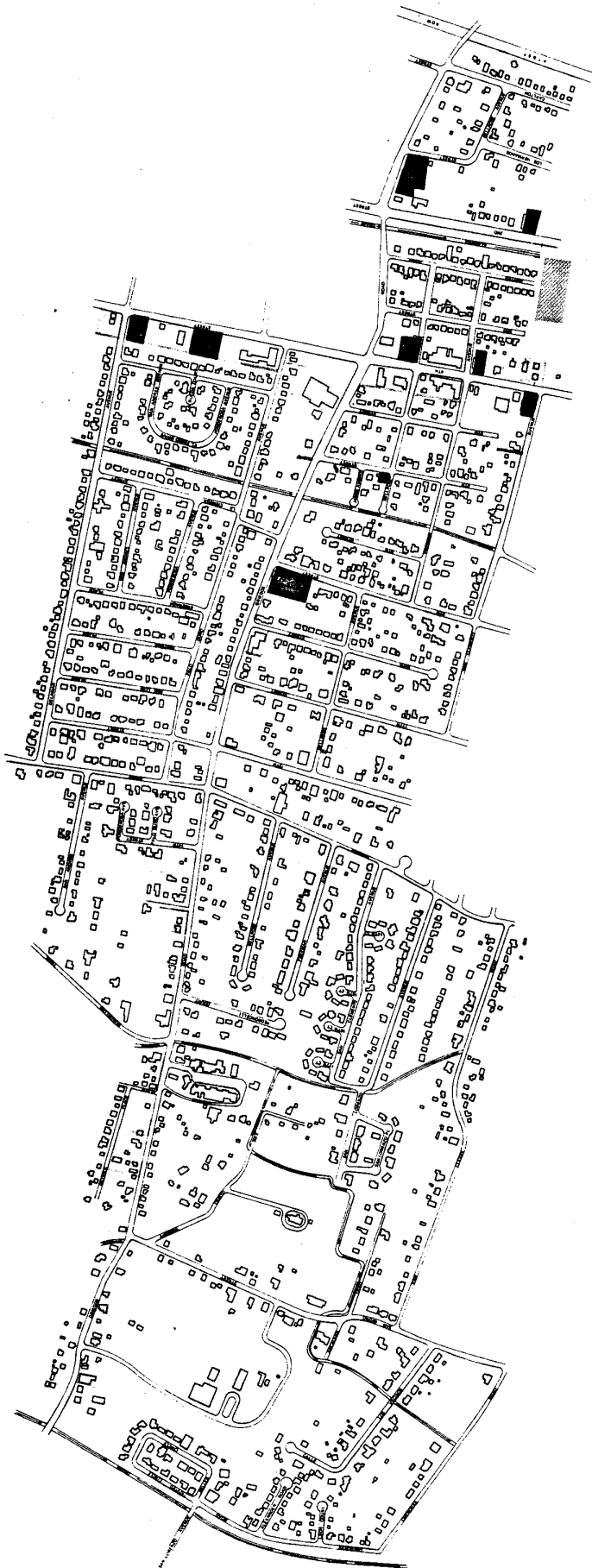
Transportation facilities are shown on Map 4. As the map shows, the area is well served with bus routes. Most bus stops, however, are poorly marked, and all of them are not provided with benches. The area has one bikeway in it and borders one more, but no bikeway connects the central part of the area to the Bikeway Network. Street lights, like most of the basic public facilities, are in place in most of the area, but a few gaps remain that should be filled.

Housing in the area shows some signs of deterioration, as shown on Table 2. Only 48 percent of the housing is in standard condition, according to the City Housing Code, Commission Ordinance 136-1971, as found in a September 1976 windshield survey of the area. Thirty-four percent of the residential structures are slightly deteriorated, 12 percent are moderately deteriorated, 4 percent are extremely deteriorated and 2 percent show maximum deterioration. While these figures show the housing in the area needs improvement, they also show that the potential for improvement is great. The slightly deteriorated category generally means that the structure needs \$500 or less worth of repairs to bring it up to the Housing Code standards. Thus 82 percent of the housing in the area either is standard or needs little work to be standard, and only two percent is in the worst category. The location of the residential structures found to be substandard are shown on Map 5. The table also shows that more of the housing units in the area are occupied by their owners than throughout the City as a whole, another indication that the area has great potential for housing improvement.

Most of the streets in the area have been paved, but all or parts of seven streets remain to be paved. Sidewalks also are in place throughout most of the area, but some gaps remain which make use of the existing sidewalks inconvenient. Storm drainage needs to be improved along Avenida Cristo Rey. About 1,200 feet of new water line is needed along two streets, and about 2,200 feet of sanitary sewer line is needed along three streets. About five miles of water lines also are old and need to be replaced to maintain good service. The area also needs 58 additional fire hydrants to meet the existing City Standards for coverage.

Parks and recreation coverage of the area according to the national standards the City uses is shown on Map 6. As the map shows, most of the area is covered by the service radii of nearby neighborhood parks, tennis courts and swimming pools. The only significant need shown by the map is for an additional neighborhood park to serve the southeastern part of the area. Residents of this part of the area, however, have said overwhelmingly at community meetings that they do not want another park nearby.

The Los Griegos area also suffers from a higher crime rate than the City as a whole, especially in drug use, vandalism, burglaries, and speeding traffic. Weeds and litter detract from the appearance of the area and are a fire hazard. Loose animals scatter garbage, aggravating the litter problem, and are a threat to the residents' safety. Many of the irrigation ditches are difficult to maintain and as a result collect weeds and litter. The branch library in the area also needs to be refurbished to better serve area residents. The book stock also is about 2,000 volumes below the norm for the area the library serves.



Scale: 0' 500' 1000'

LOS GRIEGOS PLAN

EXISTING LAND USE

SINGLE FAMILY RESIDENTIAL

2-4 FAMILY RESIDENTIAL

RETAIL COMMERCIAL

SERVICE COMMERCIAL

HEAVY COMMERCIAL

PUBLIC / INSTITUTIONAL

VACANT

MAP 2

JULY, 1976

Albuquerque/Bernalillo County Planning Department



MAP 3

EXISTING ZONING

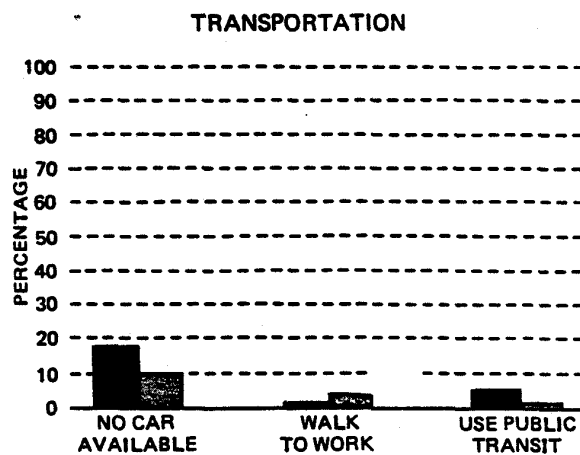
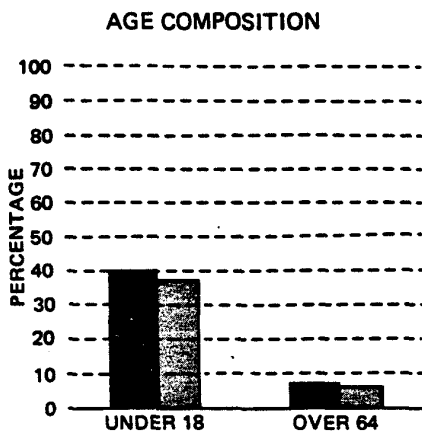
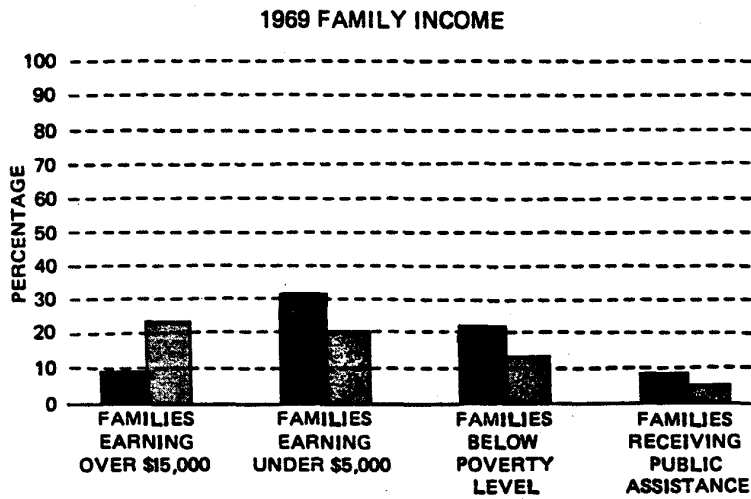
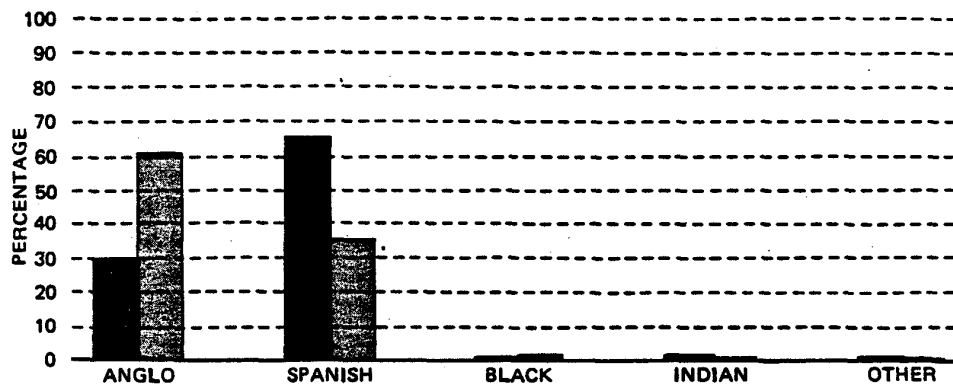
RA-2 RESIDENTIAL / AGRICULTURAL
R-1 SINGLE FAMILY RESIDENTIAL
R-2 LOW DENSITY APARTMENTS
R-3 MED-HIGH DENSITY APARTMENTS
C-1 NEIGHBORHOOD COMMERCIAL

C-2 COMMUNITY COMMERCIAL
P-1 PARKING
M-1 LIGHT MANUFACTURING
SSU-1 SPECIAL USE

SEPTEMBER, 1976

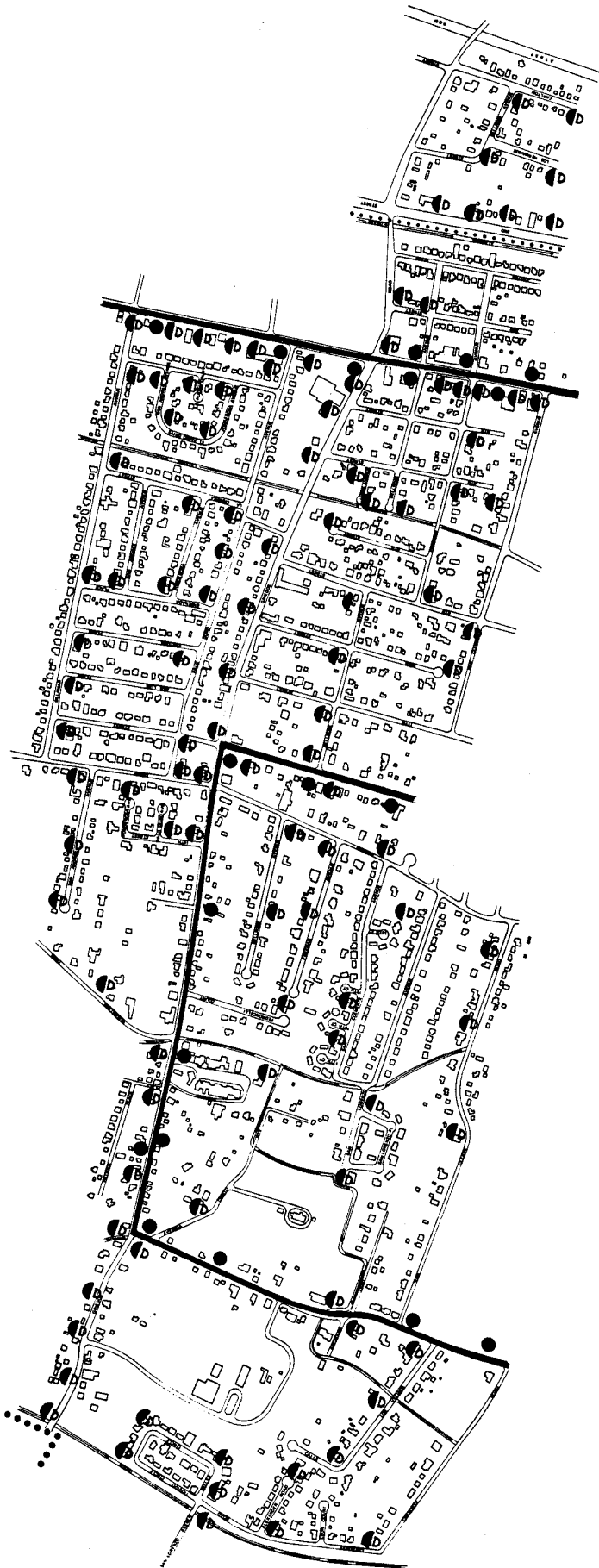
Albuquerque/Bernalillo County Planning Department

TABLE 1
LOS GRIEGOS AREA CHARACTERISTICS



■ LOS GRIEGOS

▨ CITY



Scale: 0' 500' 1000'

MAP 4

LOS GRIEGOS PLAN

TRANSPORTATION

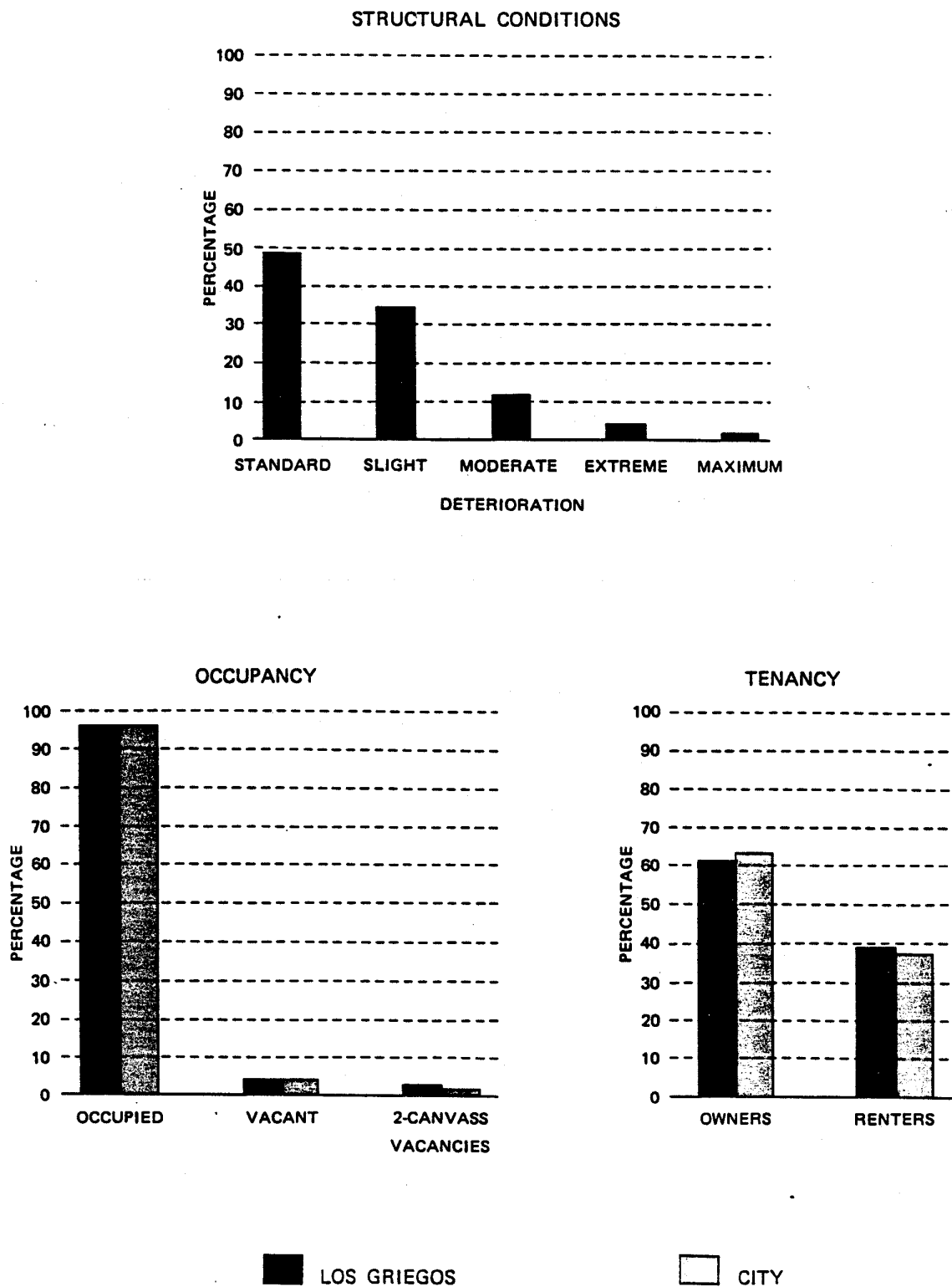
- BICYCLE LANE
- BICYCLE TRAIL
- BUS ROUTES
- BUS STOPS
- ☉ STREET LIGHTS

JULY, 1976

Albuquerque/Bernalillo County Planning Department





TABLE 2
LOS GRIEGOS AREA HOUSING CHARACTERISTICS



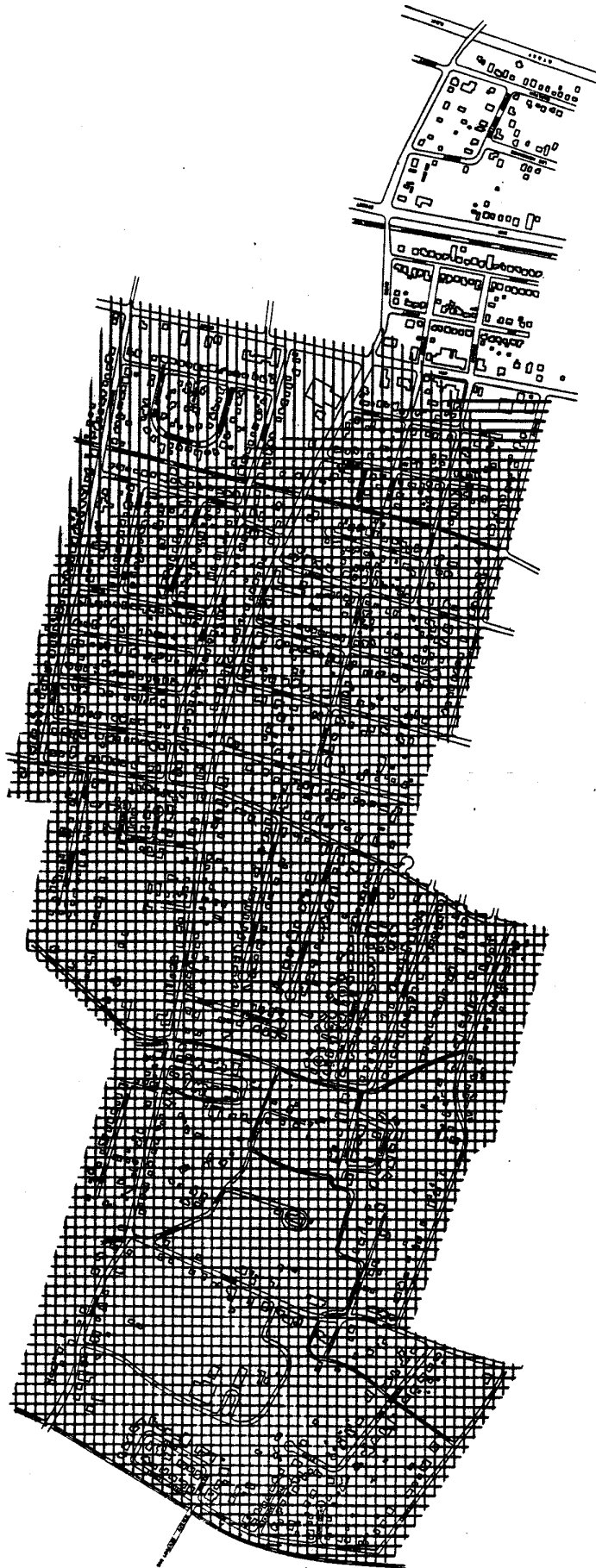


Scale: 0' 500' 1000'

N

<p>LOS GRIEGOS PLAN</p>		<p>MAP 5</p>
<p>STRUCTURAL CONDITIONS</p> <p>  STANDARD OR NON-RESIDENTIAL  SUB-STANDARD RESIDENTIAL </p>		
<p>SEPTEMBER, 1976</p>		
<p>Albuquerque/Bernalillo County Planning Department</p>		





Scale: 0 500' 1000'

MAP 6

LOS GRIEGOS PLAN

PARKS AND RECREATION SERVICE

AREA SERVED BY NEIGHBORHOOD PARK

AREA SERVED BY TENNIS COURTS

AREA SERVED BY SWIMMING POOL



Albuquerque/Bernalillo County Planning Department

PLAN PURPOSES

A. General

The function of this plan is to provide an official guide to the future development of the Los Griegos area for use by elected and appointed Albuquerque officials, City staff, other concerned governmental agencies, residents, property owners, and citizen organizations.

The New Mexico Community Development Law and this plan have as their principal goals the conservation and renewal of neighborhoods and the improvement of living conditions of low- and moderate-income families. In addition, the Policies Plan of the Albuquerque/Bernalillo County Comprehensive Plan has as its goal for urban areas "a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community."² The first policy adopted to attain this goal states, "Redevelopment and rehabilitation of older neighborhoods should be continued and expanded."³ The general purpose of this plan is to reach these objectives in Los Griegos while maintaining the present semi-rural character of the area and improving basic public facilities and services.

²Albuquerque/Bernalillo County Planning Department, Albuquerque/Bernalillo County Comprehensive Plan Policies Plan (Albuquerque: Albuquerque/Bernalillo County Planning Department, 1975), p. 4.

³Ibid.

B. Specific

To achieve these goals, the following long-term objectives should be achieved in Los Griegos:

- (1) Elimination of blight and prevention of blighting influences.
- (2) Elimination of conditions which are detrimental to the public health, safety, and welfare.
- (3) Conservation, improvement, and expansion of the housing available to low- and moderate-income families until all housing in the area meets City Housing Code Standards.
- (4) Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.
- (5) Provision of needed public facilities, such as improved traffic and transportation facilities, public utilities, irrigation ditches, and storm drainage.

In the more immediate future, refinements of these long-term objectives should be accomplished to begin the redevelopment of the area in accordance with the general purposes of this plan. These short-term objectives which should be achieved in the Los Griegos area are:

- (1) Increased attention from the City on matters which if neglected can have a blighting effect on the area, such as crime prevention, police protection, animal control, and weed and litter control.
- (2) Upgrading the housing in a neighborhood-wide improvement program.
- (3) Provision of improved public facilities such as additional street lights, improved irrigation and drainage ditches, street paving, improved storm drainage, water and sewer lines, fire hydrants, connections to the Bikeway Network and improved bus stops. The Sidewalk Ordinance should be enforced.

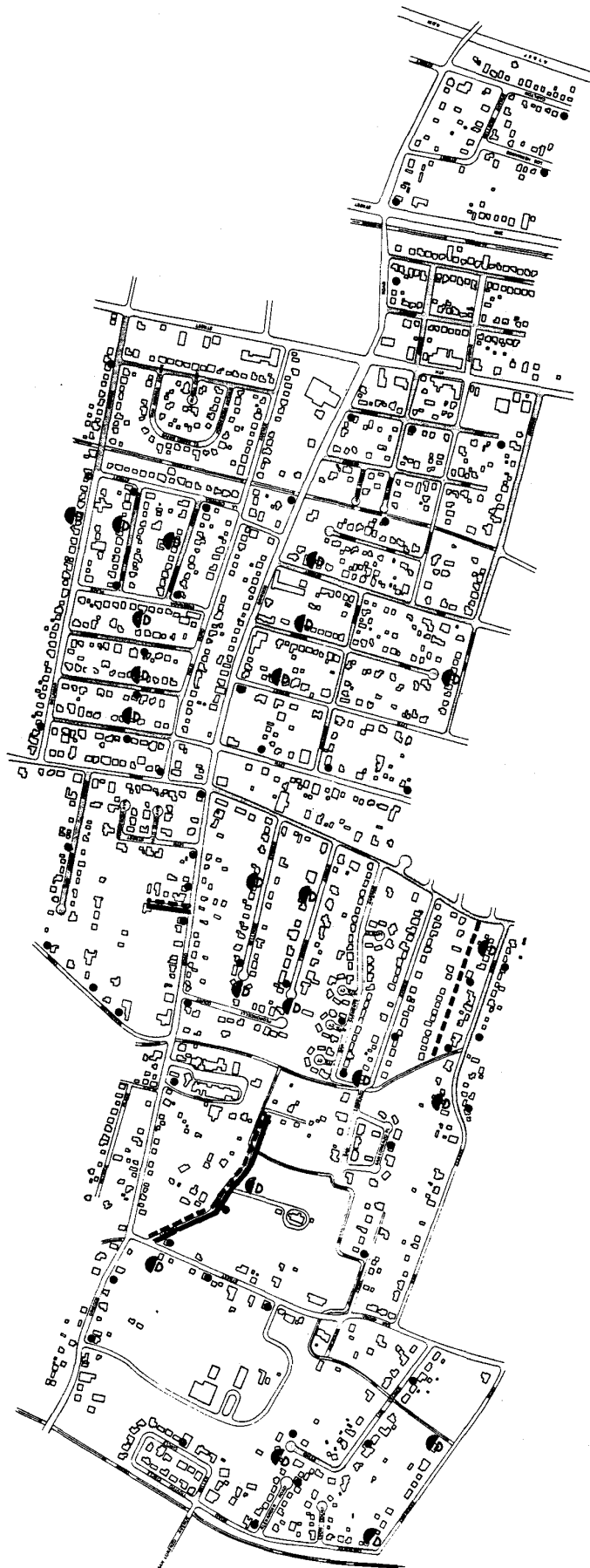
AREA PLAN

As noted in the description of the area, the land use and zoning in Los Griegos are generally compatible. Thus, no zoning changes are recommended. While circumstances in the future may make zone changes desirable, the existing character of the area as a primarily single family residential area with less density in the western part of the area and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road should not be altered.

As noted in the long-term objectives of the area, the housing goal is to improve the housing in the area so every unit meets City Housing Code standards. New housing in the area must meet the requirements of the City Building Code. Both public and private action will be required to achieve this objective. On the public side, many programs may be used to improve the housing as this plan is implemented, and the programs may change as funding opportunities change. Any housing improvement program used, however, should aim at improving the whole neighborhood and not just individual houses within the neighborhood. On the private side, it is expected that public expenditures in the area will increasingly encourage privately financed improvement of existing housing and construction of new housing.

Public improvements in the area are intended to enhance the character of the neighborhood as a primarily residential area. Needed utility improvements are shown on Map 7. These improvements should be made. Needed street and transportation improvements are shown on Map 8. These also should be made. Street paving should be installed on those streets shown for street improvements. The eastern portion of Arcadian Trail should be paved with 26-foot-wide estate paving. The western portion of Arcadian Trail should be paved with 18-foot-wide valley paving after sufficient right-of-way is given to the City. Avenida Cristo Rey should be paved with 26-foot-wide estate paving. Michelle Place should be paved with 26-foot-wide estate paving. Patrick Place should be paved with 24-foot-wide valley paving. San Lorenzo Avenue should be paved with 24-foot-wide standard paving with sidewalk. San Martin Place should be paved with 24-foot-wide valley paving. Tedocio should be paved with 24-foot-wide standard paving with sidewalk. The Sidewalk Ordinance should be enforced throughout the area. The potential bike trail shown along the Harwood Lateral should be installed and maintained by the City after the ditch goes out of use and the land is either given or sold to the City by the Middle Rio Grande Conservancy District. Needed drainage and irrigation improvements are shown on Map 9. These improvements should be made.

Finally, to support these physical improvements in improving the area, the City should give additional attention to enforcing the Animal Control, and Weed and Litter Ordinances in the area. Educational programs designed to prevent crime also should be conducted for area residents, and speed limits should be more strictly enforced in the area. The Los Griegos Branch Library also should be refurbished and about 2,000 volumes added to its book stock.



N
Scale: 0' 500' 1000'

LOS GRIEGOS PLAN

UTILITIES IMPROVEMENTS

— NEW WATER LINES

- - - NEW SEWER LINES

~ ~ ~ WATER LINE REPLACEMENT

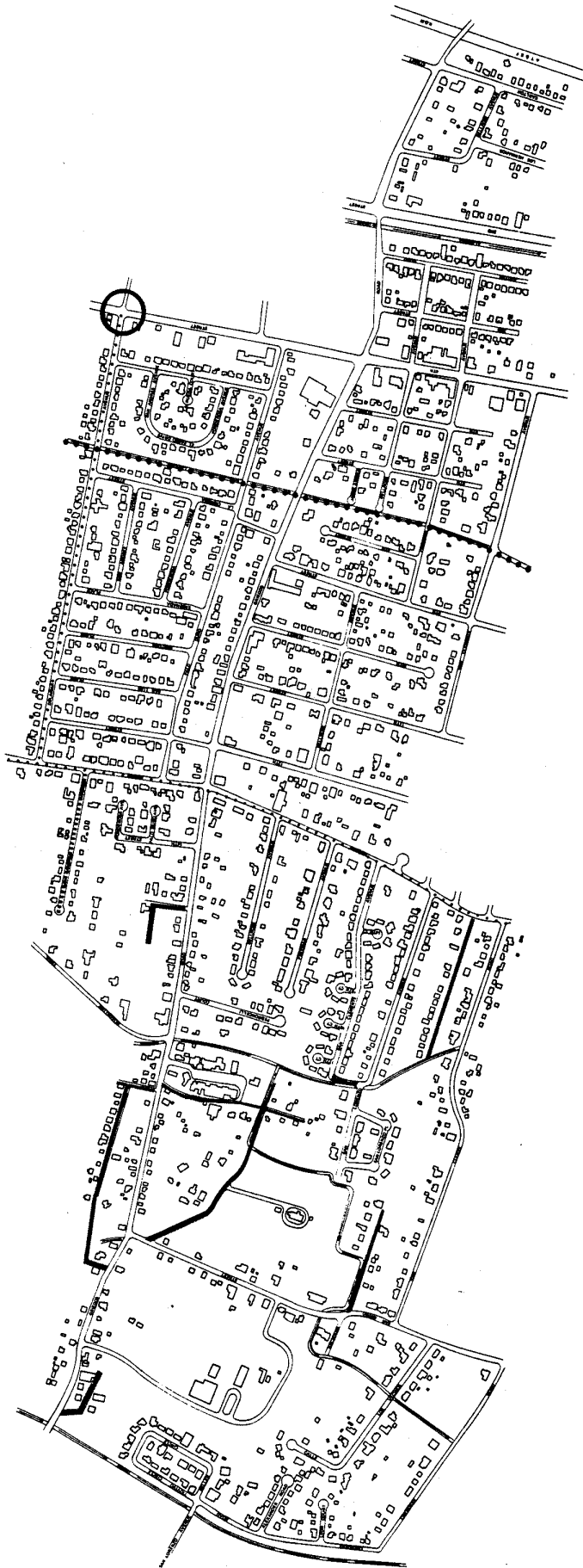
• FIRE HYDRANT INSTALLATION

○ STREET LIGHT INSTALLATION

MAP 7

Albuquerque/Bernalillo County Planning Department

17



Scale: 0' 500' 1000'

N

MAP 8

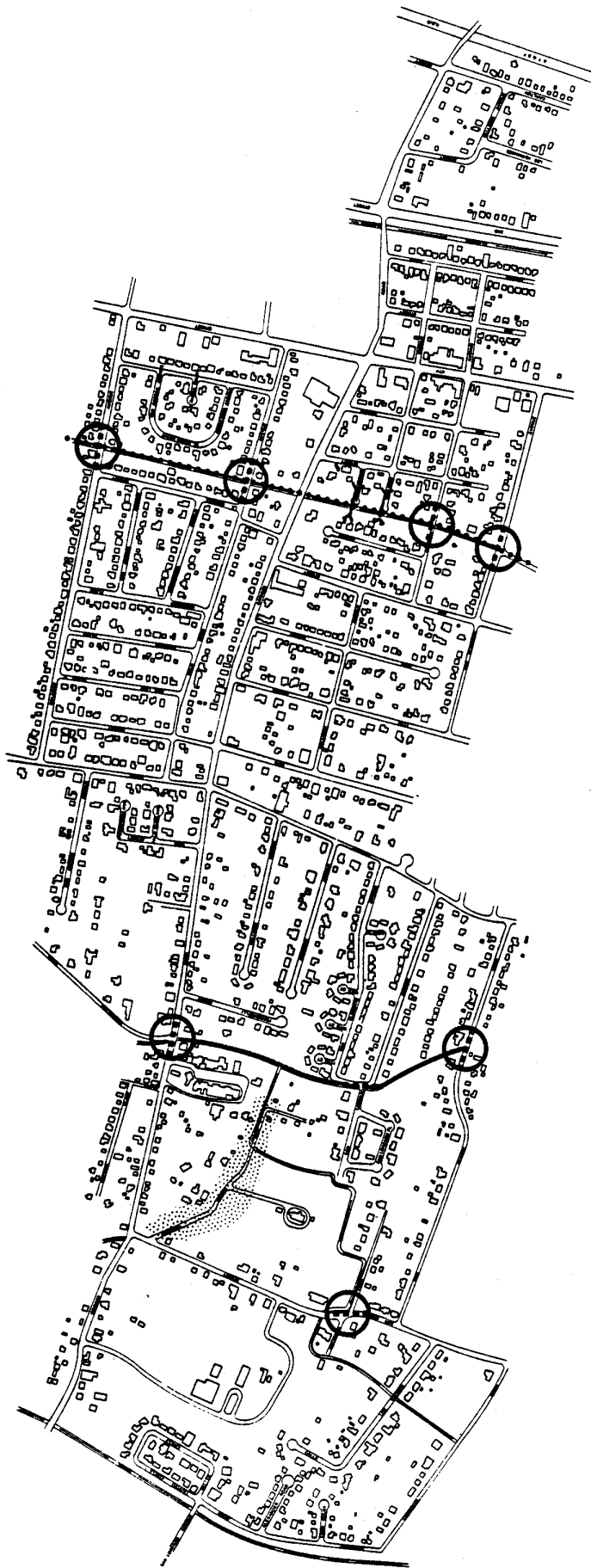
LOS GRIEGOS PLAN

TRANSPORTATION IMPROVEMENTS

- STREET REPAVING
- NEW BICYCLE ROUTES
- STREET IMPROVEMENTS
- POTENTIAL BICYCLE TRAIL
- INTERSECTION IMPROVEMENTS

Albuquerque/Bernalillo County Planning Department





Scale: 0' 500' 1000'

LOS GRIEGOS PLAN

MAP 9

DRAINAGE and IRRIGATION IMPROVEMENTS

..... HANDRAILS and/or GRATE INSTALLATION






○ SIDEWALKS

— PEDESTRIAN and BICYCLE CROSSING

LINING

..... POTENTIAL ABANDONMENT

..... DRAINAGE IMPROVEMENTS

Albuquerque/Bernalillo County Planning Department

COMMUNITY DEVELOPMENT PLAN

This community development plan is an official community development plan as defined by the New Mexico Community Development Law, enacted by the 32nd Legislature of the State of New Mexico, and has been prepared and adopted in accordance with that law. This plan is within the guidelines established by the Albuquerque/Bernalillo County Comprehensive Plan. It also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1974.

This community development plan may be amended as provided by the New Mexico Community Development Law. All City resolutions authorizing, directing or approving community development programs or activities also shall be complied with throughout any amendment process.

The area to which this community development plan applies is the same area to which this sector development plan applies, as it is defined on pages 2-4. The property standards established by this community development plan are the same as those established in this sector development plan on page 6. This community development plan's relationship to local objectives and the way in which the plan will reach those objectives is the same as for the sector development plan, as identified on pages 15-16.

Property may be acquired by the City to remove unsafe, unsanitary or unhealthful conditions, to change density, to eliminate obsolete or other land uses detrimental to the public welfare, to otherwise remove or prevent blight or deterioration, to provide land for needed public facilities or to make land available for development or redevelopment by private enterprise or public agencies for uses in accordance with the land use recommendations.

The date each annual program is adopted is printed at the top of the page on which it begins. The schedule of activities and estimates of work to be done are the best available at the time of submission of the programs for adoption. Some changes may be made in the activities undertaken; but nevertheless, this community development plan is to be the guiding plan for community development activities, and any changes in the activities are to conform with the overall intent and purpose of this plan.

To accomplish the objectives for Los Griegos in this sector development plan, the activities in this section of the community development plan should continue in Fiscal Year 1987-88.

A code enforcement program will continue to require property owners to bring their residential buildings up to City rehabilitation standards, Resolution 143-1975. Financial assistance will be provided to help those low and moderate-income residents who cannot afford to have the required work done. Financial assistance will be offered through rehabilitation deferred loans and loan programs.

Eligibility for the rehabilitation deferred loan and loan program will be as established in Resolution 139-1975. Rehabilitation deferred loans are available to owner occupants of substandard dwellings in the area to pay for the rehabilitation of their home. Deferred loans may not exceed \$10,000 or the cost of the rehabilitation, whichever is less, and are not repayable. Applicants who do not qualify for deferred loans because of their incomes or because they are absentee owners may qualify for a low-interest loan to finance rehabilitation. Loans may not exceed \$30,000 or the cost of the repairs, whichever is less. Loans also may be granted in combination with deferred loans to accomplish rehabilitation. Whether a deferred loan, loan or combination of the two is awarded, the repairs must bring the dwelling up to the rehabilitation standards. Temporary relocation assistance also may be awarded to a family if the rehabilitation work requires that they move while the work is being done. Applicants who are given temporary relocation assistance may receive reasonable moving expenses and the reasonable cost of renting temporary housing.

A wide range of social services will continue to be provided to area residents. While these social services might not be offered at sites in the Los Griegos Area, they are designed to serve Los Griegos residents and are expected to do so. These services are as follows:

Services to the elderly. This service will provide recreation, meals, counseling, referrals, homecare and supportive services such as transportation for low- and moderate-income elderly residents of the area.

Child care. This service will provide enriched day care for children and counseling for parents in low-income families in the area. The day care will seek to provide an environment which encourages maximum physical, educational and social growth by the children. Counseling will provide parents with nutritional, educational and social information they need to allow maximum development by their children.

Youth services. This service will seek to prevent juvenile delinquency by focusing community resources on and providing a range of services to non-delinquent troubled youths and their families.

Women's crises services. This service will provide counseling and other services to women who have been victims of sexual assault and domestic violence and will provide other services which are not available in the community for women facing other crises.

Dental clinics. This service will provide a wide range of dental services for the medically indigent residents of the area. Care will include examinations, fillings, cleanings, X rays, simple extractions, root canal therapy, stainless steel crowns and other procedures.

Young Children's health care. This service will provide comprehensive medical, nutritional and social services for medically indigent children.

Services to the hearing impaired. This service provides telephone voice relay, interpreter services, and referral for the hearing impaired.

Services to the homeless. This service provides safe, secure and sanitary shelter for homeless single women and women with dependent children.

B. Fiscal Year 1987-88 and Future Programs

June 29, 1987

The community development program should continue its code enforcement program for full code compliance of all residential structures. Financial assistance should be provided to help those low- and moderate-income residents who cannot afford to have the required work done.